

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18695 - APPLICANT: BRIGITTE WELLES - OWNER:
LEWIS CENTER PARKING, LLC**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Bail Bond Service at the northeast corner of Casino Center Boulevard and Lewis Avenue. The proposed Bail Bond Service is in compliance with the General Plan, Title 19, and all other applicable plans; therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/24/63	The City Commissioners approved the zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission recommended approval on 01/22/63.
02/19/03	The City Council approved a Site Development Plan Review (SDR-1298) to allow an eight level parking garage with ground level retail (17,959 square feet) on this site. The Planning Commission and staff recommended approval on January 23, 2003.
01/05/05	The City Council approved an Extension of Time on an approved Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with ground level retail (17,959 square feet) on 0.56 acres adjacent to the northeast corner of Lewis Avenue and Casino Center Boulevard.
01/25/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #15/jm).
<i>Related Building Permits/Business Licenses</i>	
11/30/06	Civil Improvement Plan (#18394) issued for Lewis Center Parking Garage.
<i>Pre-Application Meeting</i>	
07/11/06	A pre-application meeting was held where elements of a Special Use Permit for a bail bonds office were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Structure	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)

South	Court (Regional Justice Center)	PF (Public Facilities)	C-V (Civic)
East	Offices	C (Commercial)	C-2 (General Commercial)
West	Clark County Jail	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Office Core District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Bail Bond Service	1,670 SF	1/300 GFA	5	1	413	10	Y
TOTAL			6		423		Y

ANALYSIS

The subject property is within the Office Core District of the Las Vegas Downtown Centennial Plan, the Redevelopment Plan Area and the Lewis Corridor District. The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved this application for a Special Use Permit would fulfill that requirement.

The proposed Parking Structure with 17,900 square feet of retail on the first floor is in compliance with the Office Core District plan and the all other plans affecting this area.

Pursuant to Title 19.06.060 properties within the Downtown Overlay district are exempt from the automatic application of the standard parking requirements. An eight-level parking structure provides 423 parking spaces, ten of which are designated handicap accessible.

- Zoning

The subject property is zoned C-2 (General Commercial). The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and general business uses of an intense character, as well as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is also appropriate along commercial corridors. The C-2 (General Commercial) District is consistent with the General Commercial category of the General Plan. The proposed use as a Bail Bond Service is consistent with the C-2 (General Commercial) zone.

- Use

The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved this application for a Special Use Permit would fulfill that requirement.

- Conditions

There are no special conditions associated with this Special Use Permit request.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The surrounding land use is intended for this and other similar type uses of office, commercial, and retail developments. The proposed use as a Bail Bond Service is harmonious with surrounding development.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar type uses.

3. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”

The subject property gains access from South Casino Center Boulevard and Lewis Avenue. Although South Casino Center Boulevard dead ends at the Fremont Street Experience to the north, Lewis Avenue provides an adequate secondary point of ingress and egress.

4. “Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”

The proposed Bail Bond Service is a State licensed agency and the site would be subject to inspections and would therefore not compromise public health and safety.

5. The use meets all of the applicable conditions per Title 19.04.

There are no special conditions associated with this Special Use Permit request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

9

SENATE DISTRICT

3

NOTICES MAILED

71 by City Clerk

APPROVALS

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PROTESTS

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